

# 2012

## PHA PLAN



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<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: Alachua County Housing Authority PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/01/2012 PHA Code: FL070					
<b>2.0</b>	<b>Inventory (based on ACC units at time of FY beginning in 1.0 above)</b>  Number of PH units: 276 Public Housing      Number of HCV Units: 742 Housing Choice Vouchers					
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission:</b> The mission of the Alachua County Housing Authority is to assist low income and disadvantaged members of the community locate and maintain affordable housing in a safe and sanitary environment.  Additionally, the Housing Authority supports community programs that assist those who are least able to represent themselves, such as the homeless, elderly, and children.					

5.2	<b>5.2 Goals and Objectives.</b>
	<p>1. <b>Goal: Increase the availability of decent, safe, and affordable housing available to low-income, very-low income, and extremely low-income families.</b>            Objectives:</p> <ul style="list-style-type: none"> <li>• Continue to apply for additional housing opportunities that may become available to create additional housing opportunities available to low income families.</li> <li>• Maintain the Housing Choice Voucher lease up rate by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.</li> <li>• Continue to participate in local community groups aimed at affordable housing and homelessness.</li> </ul>
	<p>2. <b>Goal: Improve the quality of assisted housing available to low-income, very-low income, and extremely low-income families.</b>            Objectives:</p> <ul style="list-style-type: none"> <li>• Training for staff.</li> <li>• Maintain, renovate and/or modernize existing public housing units.</li> <li>• Deliver timely and quality maintenance services to public housing residents.</li> <li>• Refer landlords and tenants to any available weatherization or home rehabilitation programs.</li> <li>• Increase tenant/landlord education regarding their rights and responsibilities.</li> <li>• Improve SEMAP Score.</li> <li>• Improve PHAS Score</li> </ul>
	<p>3. <b>Goal: Increased housing choices for assisted families.</b>            Objectives:</p> <ul style="list-style-type: none"> <li>• Continue to provide voucher mobility options to families interested in porting.</li> <li>• Provide outreach to potential Housing Choice Voucher landlords.</li> <li>• Continue to explore the implementation of a Housing Choice Voucher homeownership program.</li> </ul>
	<p>4. <b>Goal: Seek new partnerships with both public and private entities to enhance social and economic services to residents in assisted housing.</b>            Objectives:</p> <ul style="list-style-type: none"> <li>• Seek new partnerships with both public and private entities to enhance social and economic services to residents in assisted housing.</li> <li>• Identify supportive services to increase independence for the elderly or families with disabilities.</li> <li>• Continue to develop partnerships with victim services throughout the county to provide appropriate services, interventions, and/or training to address the needs of victims</li> </ul>
	<p>5. <b>Goal: Ensure equal opportunity housing for all.</b>            Objectives:</p> <ul style="list-style-type: none"> <li>• ACHA will continue to distribute the HUD the Fair Housing Booklet "A Good Place to Live" to applicants at briefing.</li> <li>• ACHA will continue to provide all HCV participants with fair housing information at their Initial Briefing including the distribution of the Housing Discrimination Complaint form (HUD-903). The HUD-903 provides information on what housing discrimination is and the steps the tenant should take to submit a detailed report to HUD.</li> <li>• ACHA will continue to display the Fair Housing poster in the lobby of our office.</li> </ul>
	<p>6. <b>Goal: Strive to decrease fraud by participants.</b>            Objectives:</p> <ul style="list-style-type: none"> <li>• Continue utilizing the Enterprise Information Verification (EIV) system.</li> <li>• Continue to investigate cases where a suspicion of fraud exists by the participant, family members, landlords, or owners.</li> <li>• Continue our relationship with Florida Department of Law Enforcement (F.D.L.E.).</li> <li>• Prosecute fraud cases when necessary and continue to demand repayment when appropriate.</li> </ul>

5.2	<p><b>5.2 Report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan:</b></p>
	<p><b>1. Goal: Increase the availability of decent, safe, and affordable housing available to low-income, very-low income, and extremely low-income families.</b></p> <p><b>A. The ACHA has continued to apply for housing opportunities as they have become available and has had the following progress in increasing the availability of decent, safe, and affordable housing to low income families:</b></p> <ol style="list-style-type: none"> <li>1) <b>Project Based HUD VASH Vouchers:</b> awarded 20 in 2011</li> <li>2) <b>HUD VASH Vouchers:</b> awarded an additional 100 voucher in 2011</li> <li>3) <b>Neighborhood Stabilization Program (NSP):</b> the ACHA received title to (6) rental homes from Alachua County to provide rental housing to very-low income qualified residents under the Alachua County NSP in 2011.</li> <li>4) <b>Homeless Prevention and Rapid Re-Housing Program:</b> the American Recovery and Reinvestment Act of 2009 established the Homelessness Prevention and Rapid Re-Housing Program (HPRP). The ACHA entered into a sub-recipient agreement with the City of Gainesville to provide financial assistance and services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized.</li> <li>5) <b>HUD VASH Vouchers:</b> awarded an additional (70) vouchers in 2010</li> <li>6) <b>No Wrong Door:</b> a transitional housing program between ACHA and Alachua County Court Services to provide transitional housing and supportive services for eligible clients of Court Services.</li> <li>7) <b>Veterans Affairs Grant Per Diem:</b> awarded grant per diem for the acquisition of a building to create transitional housing that will provide 112 beds for homeless veterans.</li> <li>8) <b>Cold Night Shelter Program:</b> awarded CNS funds from the City of Gainesville Commission and Alachua County Commission to provide shelter to homeless individuals when temperatures drop below 45 degrees during the cold winter months.</li> <li>9) <b>Homeless Housing Assistance Grant (HHAG):</b> the ACHA continues to make renovations to the Sunshine Inn Hotel to provide services to individuals and families who are homeless or at risk of homelessness.</li> </ol> <p><b>B. The ACHA has marketed the Housing Choice Voucher program to owners.</b> As a result we have seen a new stock of owners willing to rent their dwelling units on the voucher program, particularly those outside of areas of minority and poverty concentration.</p>
	<p><b>2. Goal: Improve the quality of assisted housing available to low-income, very-low income, and extremely low-income families.</b></p> <p><b>A. Staff Training:</b> Appropriate ACHA staff has participated in various training opportunities including:</p> <ol style="list-style-type: none"> <li>1) Fair Housing Training</li> <li>2) Housing Quality Standards (HQS) Inspection Training</li> <li>3) Housing Choice Voucher Training to include eligibility and income calculations;</li> <li>4) HUD Public Housing &amp; Section 8 Workshop</li> <li>5) HUD-VASH training</li> <li>6) Procurement training</li> </ol> <p><b>B. Conducted consistent and quality Housing Quality Standards Inspections for proposed units under the Housing Choice Voucher Program.</b></p> <p><b>C. Routine maintenance of and renovations to the existing Public Housing inventory:</b></p> <ol style="list-style-type: none"> <li>1) ACHA has actively been working to conserve, maintain, and rehabilitate its existing public housing stock as funds have been available.</li> <li>2) ACHA utilized the American Recovery and Reinvestment ACT (ARRA) of 2009 funds to install new vinyl windows, toilets, and tankless water heaters in various Public Housing units.</li> </ol> <p><b>D. ACHA has marketed the Housing Choice Voucher program to owners.</b></p> <ol style="list-style-type: none"> <li>1) As a result we have seen a new stock of owners participating in the voucher program, particularly those outside of areas of minority and poverty concentration.</li> </ol> <p><b>E. ACHA has actively tried to mix high and low income households in Public Housing neighborhoods in order to deconcentrate poverty.</b></p> <p><b>3. Goal: Ensure Equal Opportunity of Housing for All Americans:</b></p> <p><b>A.</b> ACHA assured access to assisted and affordable housing to all eligible families, regardless of their race, color, religion, national origin, sex, familial status, and disability.</p> <p><b>B.</b> ACHA provided all HCV participants with fair housing information at their Initial Briefing including the distribution of the Housing Discrimination Complaint form (HUD-903). The HUD-903 provides information on what housing discrimination is and the steps the tenant should take to submit a detailed report to HUD.</p> <p><b>C.</b> ACHA displayed the Fair Housing poster in the lobby of the main office to promote its adherence to Fair Housing.</p> <p><b>D.</b> Attended Fair Housing Training</p>
6.0	<p><b>PHA Plan Update</b></p> <p>a.) No PHA Plan revisions have been made since the last Annual Plan Submission.</p> <p>b.) The public may obtain copies of the 5-Year and Annual PHA Plan at the administrative office of the authority located at 703 N.E. 1<sup>st</sup> Street, Gainesville, FL.</p>

## PHA Plan elements:

### 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures:

#### Eligibility:

- The authority verifies eligibility for admission to public housing when families are within 30 days of being offered a unit.
- The authority uses criminal/drug-related activity and rental history when establishing eligibility for admission to public housing. The authority request criminal records from local law enforcement agencies for screening purposes.

#### Waiting List Organizations:

- The authority plans to use a community-wide list to organize its public housing waiting list
- Interested persons can obtain information about and apply for admission at the main administrative office.
- The authority does not have any new site-based waiting lists for the upcoming year.
- Families may be on more than one list simultaneously.

#### Assignment:

- Applicants are give (3) vacant unit choices before they fall to the bottom of or are removed from the waiting list.

#### Admission Preferences:

- The authority does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admission to public housing to families at or below 30% of median area income.
- Transfers take precedence over new admissions when over housed, under housed, medical justification, and administrative reasons determined by the PHA.
- The authority plans to implement preferences for working families and those unable to work because of age or disability within the coming year. Among applicants on the waiting list with equal preference the authority plans to select by date and time of application.

#### Occupancy:

- Applicants and residents can refer to the authority's resident lease, Admissions and Continued Occupancy policy, PHA briefing and/or written materials, and lobby bulletin board to obtain information about the rules of occupancy of public housing.
- Residents must notify the PHA of changes in family composition within (10) days of any family composition change.

### 2. Financial Resources:

- The authority's anticipated resources are Capital Fund Program (CFP) and tenant rents charged for public housing.

### 3. Rent Determination:

- The authority does not employ any discretionary rent-setting policies for income based rent in public housing. Income based rents are set at the higher of 30% of adjusted monthly income, 10% of adjusted monthly income, the welfare rent, or minimum rent.
- The minimum rent is \$50.00. The authority has not adopted any discretionary minimum rent hardship exemption policies.
- The authority has ceiling rents for all developments that are based on a market comparability study, fair market rents, and the rental value of the unit.
- Between income reexaminations, tenants must report changes in family income or composition within (7) days of the change.

### 4. Operation and Management: An organizational chart showing the PHA's management structure and organization is below:



### 5. Grievance Procedures:

The PHA has not established any informal review procedures for applicants. Residents or applicants to public housing can contact the main administrative office to initiate the PHA grievance process.

6.0

6.0	<p><b>6. Designated Housing for Elderly and Disabled Families:</b> The authority has not designated or applied for approval to designate any public housing for occupancy only by elderly families or only by families with disabilities.</p> <p><b>7. Community Service:</b></p> <ol style="list-style-type: none"> <li>1. The authority has a Memorandum of Understanding with FL Works and has provided them with office space in our building. Clients are able to utilize FL Works services which include: job retention training, job readiness, problem solving skills, resume writing, job search, and referrals.</li> <li>2. The authority has a cooperative agreement with DCF (TANF) and Partnership for Stronger Families to share information and/or supportive services for mutual clients.</li> <li>3. The authority is tracking and monitoring public housing residents' community service efforts. The authority is complying with the statutory requirements of section (12)d of the U.S./ Housing Act of 1937.</li> </ol> <p><b>8. Safety and Crime Prevention:</b></p> <ol style="list-style-type: none"> <li>1. The authority has identified the following needs for measures to ensure safety of public housing residents: People on waiting list are unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug related crime.</li> <li>2. The authority has taken the following crime prevention tactics: Hired a Public Housing Sheriff Deputy to patrol our neighborhoods, investigate complaints, and ensure a presence in our neighborhoods.</li> <li>3. The Public Housing Sheriff Deputy attends weekly staff meetings with the authority to provide crime data/reports or investigate complaints that may be given to the PHA staff.</li> </ol>
6.0	<p><b>7. Pets. The Authority's Board of Commissioners adopted the Pet Policy on August 8, 2007. The Pet Policy is delineated as follows:</b></p> <p><b>1. Applicability:</b> The following policies are established to govern the keeping of pets by residents of ACHA in and on properties owned and operated by ACHA. These requirements will be an addendum to the Residential Dwelling Lease; violation of these regulations shall constitute a violation of said lease.</p> <p><b>2. Introduction:</b> Both elderly and non-elderly families are permitted to keep common household pets in their dwelling units in accordance with the terms and conditions of their lease, applicable to Alachua County laws or regulations governing the owning or keeping of common household pets in dwelling accommodations and ACHA policies, rule and procedures governing the owning and keeping of such pets in the dwelling accommodations. No one shall be denied admission to or continued occupancy to housing by reason of the person's ownership of a common household pet or the presences of such in that person's dwelling unit except in instances of refusal or failure to comply with local laws and rules in ACHA policies, rules and procedures regarding the keeping of such pets. Rules governing the owning and keeping of such as established for the purpose of providing a decent, safe, and sanitary living environment for existing and prospective residents, protecting the health and safety of ACHA employees and the public, protecting and preserving the physical condition of the residents units and general premises of properties, and protecting the Authority's financial interest in its properties.</p> <p><b>3. Definitions:</b> <i>Common household pet</i> means a domesticated animal, limited to a cat, dog, bird, small fish or turtle that is traditionally kept in the home for pleasure rather than for commercial purposes. Common household pets do not include reptiles, rodents, ferrets, piranhas, chickens, pigs or ducks. If this definition conflicts with any Florida law or regulations restricting the owning or keeping of pets in dwelling accommodations, the State of Florida law or regulations shall apply. This definition shall not include service animals that are used to assist the disabled. <i>Temporary visiting pet</i> is a common household pet not owned by a resident that is on ACHA property.</p> <p><b>4. Rules/Registration:</b></p> <ol style="list-style-type: none"> <li>a. Pets must be registered with ACHA management office prior to the pet being brought onto the premises. An application to register the pet must be completed and approved in writing by the ACHA.</li> <li>b. The registration must be updated annually at the time of the annual reexamination of resident income.</li> <li>c. The registration will include, but not limited to: <ol style="list-style-type: none"> <li>1. documentation that the pet has had required inoculations.</li> <li>2. documentation that dogs and cats over six months old have been spayed and neutered. If the animal is too young for these procedures, the resident must agree to have the pet spayed and neutered within two weeks after the pet attains the prescribed age.</li> <li>3. The name, address, and phone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated or is otherwise unable to care for the pet.</li> </ol> </li> </ol> <p><b>5. Security Deposit:</b></p> <ol style="list-style-type: none"> <li>a. Residents who own or keep a cat or dog in their unit must pay a \$300.00 non-refundable deposit, known as a pet deposit. This deposit is in addition to any other security deposit required of the resident.</li> <li>b. The pet deposit must be paid prior to the pet being brought onto the premises.</li> </ol>

6.0	<p><b>6. Basic Guidelines</b></p> <p>a. Only the following types and number of pets will be allowed:</p> <ol style="list-style-type: none"> <li>1. Dogs: <ul style="list-style-type: none"> <li>- Maximum number: (1) one</li> <li>- Maximum size: (20) twenty pounds</li> <li>- Minimum age: (6) months</li> <li>- Spayed or neutered</li> <li>- Distempered and rabies shots (as required by the health department)</li> <li>- Treated for fleas (regularly)</li> <li>- Licensed and tagged</li> <li>- Dog must not be named on 'Simon &amp; Schuster's Guide to Dangerous Animals'</li> </ul> </li> <li>2. Cats: <ul style="list-style-type: none"> <li>- Maximum number: (1) one</li> <li>- Maximum size: (10) ten pounds</li> <li>- Minimum age: (6) six months</li> <li>- Spayed or neutered</li> <li>- Distempered and rabies shots (as required by the health department)</li> <li>- Treated for fleas (regularly)</li> </ul> </li> <li>3. Small Caged Animals: <ul style="list-style-type: none"> <li>- Maximum number: (1) one</li> </ul> </li> <li>4. Fish and Turtles: <ul style="list-style-type: none"> <li>- Maximum aquarium size: (20) twenty gallons</li> </ul> </li> </ol> <p>b. Only one pet will be permitted per dwelling unit; in the instance of fish and turtles only one aquarium will be permitted per dwelling unit</p> <p>b. When the pet is kept outside the resident's home: cats and dogs must be leashed and appropriately and effectively restrained at all times when outside the unit or place in a fenced enclosure. Under no circumstances are pets to be chained in yards. Prior to installing a fence, the resident must have ACHA's permission and must install the fence in accordance with ACHA's specifications. Under no circumstances is the pet to roam free on development grounds.</p> <p>c. Pet owners are responsible for removing and disposing of all removable pet waste.</p> <p>d. The resident owning or keeping the pet is responsible for the control of noise by the pet. Barking, whining, etc., by the pet that disturbs the peace and quiet of the neighbors will not be tolerated.</p> <p><b>7. Standards of Pet Care:</b> The resident owning or keeping a pet is responsible for:</p> <ol style="list-style-type: none"> <li>a. Providing adequate care, nutrition, exercise, and medical care for the pet. Pets that appear to be poorly cared for will be reported to the appropriate authorities.</li> <li>b. Ensuring that the pet does not disturb the peace and quiet of the neighbors through noise and that the development environment is not adversely affected through odor, damage, or destruction caused by the pet.</li> <li>c. Keeping the pet under control at all times so that the pet does not physically annoy or frighten other residents, guests in the development or ACHA staff</li> <li>b. Making arrangements for care of the pet during any absence of more than twelve (12) hours.</li> <li>c. Exercising common sense and common courtesy with respect to other residents who may have sensitivities, allergies to, be easily frightened of, or dislike pets.</li> <li>d. Disposing of pet waste, litter, etc. pursuant to any instructions issued and posted by the ACHA maintenance section.</li> </ol> <p><b>8. Protection of Pet:</b> If the health or safety of the pet is threatened by the death or incapacity of the resident owner, or keeping the pet or by other factors that render the resident unable to care for the pet, ACHA staff may contact the responsible party or parties listed in the pet registration. If the responsible party or parties are unwilling or unable to care for the pet, or the Authority despite reasonable efforts has been unable to contact the responsible party or parties, the Authority may contact the appropriate authority (or designated agent of such authority) and request the removal of the pet. Any cost shall be borne by the resident.</p> <p><b>9. Inspections:</b> If ACHA has reasonable grounds to believe or has received a signed, written complaint alleging that the conduct or condition of a pet constitutes a nuisance or threat to the health and safety of the occupants of the developments, then ACHA may, after reasonable notice and during reasonable hours, enter and inspect the premises.</p> <p><b>1. Violation of the Pet Policy:</b> Violation of these rules regarding the keeping of a pet may be grounds for removal of the pet or termination of the tenancy.</p>
6.0	<p><b>10. CIVIL RIGHTS CERTIFICATION:</b> The authority is in compliance with the Civil Rights and AFFH Certification. Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.</p> <p><b>11. FISCAL YEAR AUDIT:</b> The authority is required to have an audit conducted under 5(h)(2) of the U.S. Housing Act of 1937. The most recent fiscal audit has been submitted and there were not any findings as the result of the audit.</p> <p><b>12. ASSET MANAGEMENT:</b> We are not required to undertake asset management of our public housing stock.</p>



### 13. VIOLENCE AGAINST WOMEN ACT (VAWA):

Title VI of the Violence Against Women Act (VAWA) adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, sexual assault, and stalking are granted protections and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence.

#### 1.0 Purpose

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- (a) Protecting the safety of victims;
- (b) Creating long-term housing solutions for victims;
- (c) Building collaborations among victim service providers; and
- (d) Assisting ACHA to respond appropriately to the violence while maintaining a safe environment for ACHA, employees, tenants, applicants, Section 8 participants, program participants and others.

The policy will assist the Alachua County Housing Authority (ACHA) in proving rights under the Violence Against Women Act to its applicants, public housing residents, Section 8 participants and other program participants.

This Policy is incorporated into ACHA's "Statement of Policies Governing Admission and Continuing Occupancy of Low Rent Housing", "Methods of Administration" and "Section 8 Program Administrative Plan" and applies to all ACHA housing programs.

#### 2.0 Definitions

The definitions in this Section apply only to this Policy.

2.1 **Confidentiality:** Means that ACHA will not enter information provided to ACHA by a victim alleging domestic violence into a shared database or provide this information to any related entity except as stated in 3.4

2.2 **Dating Violence:** Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; (iii) the frequency of interaction between the persons involved in the relationship.

2.3 **Domestic Violence:** Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws of Florida, or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of Florida.

2.4 **Immediate Family Member:** A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands *in loco parentis*; or any other person living in the household of the victim and related to the victim by blood or marriage.

2.5 **Perpetrator:** A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.

2.6 **Stalking:** (a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim; (b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim; (c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or (d) to cause substantial emotional harm to the victim, a member of the immediate family of the victim or the spouse or intimate partner of the victim.

2.7 **Bona Fide Claim:** A *bona fide* claim of domestic violence, dating violence or stalking must include incidents that meet the terms and conditions in the above definitions.

#### 3.0 Certification and Confidentiality

##### 3.1 Failure to Provide Certification Under 3.2 and 3.3

6.0

The person claiming protection under VAWA shall provide complete and accurate certifications to the ACHA Executive Director within 14 business days after the party requests in writing that the person completes the certifications. If the person does not provide a complete and accurate certification within the 14 business days, ACHA, owner or manager may take action to deny or terminate participation or tenancy.

##### 3.2 HUD Approved Certification

For each incident that a person is claiming as abuse, the person shall certify to the ACHA, owner or manager their victim status by completing a HUD approved certification form. The person shall certify the date, time and description of the incidents, that the incidents are *bona fide* incidents of actual or threatened abuses and meet the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contract information such a postal, e-mail or internet address, telephone or facsimile number or other identification.

##### 3.3 Other Certifications

A person who is claiming victim status shall provide to ACHA, an owner or manager: (a) documentation signed by the victim and an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse, in which the professional attests under penalty of perjury the professional's belief that the incident(s) in question are *bona fide* incidents of abuse; or (b) a federal, state, tribal, territorial, local police or court record.

##### 3.4 Confidentiality

ACHA, the owner and managers shall keep all information provided to ACHA under this Section confidential. ACHA, owner and manager shall not enter the information into a shared database or provide to any related entity except to the extent that:

- (a) the victim requests or consents to the disclosure in writing;
- (b) the disclosure is required for:
  - (i) eviction from public housing;
  - (ii) termination of Section 8 assistance; or
- (c) the disclosure is required by applicable law.

#### 4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy

4.1 ACHA shall not deny participation or admission to a program on the basis of a person's abuse status, if the person otherwise qualifies for admission or assistance.

4.2 An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be a serious or repeated violation of the lease by the victim and shall not be good cause for denying to a victim admission to a program, terminating Section 8 assistance or occupancy rights, or evicting a tenant.

4.3 Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.

4.4 Notwithstanding Sections 4.1, 4.2, and 4.3, ACHA, an owner or manager may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant.



	<p>4.5 Nothing in Sections 4.1, 4.2, and 4.3 shall limit the authority of ACHA, an owner or manager, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.</p> <p>4.6 Nothing in Sections 4.1, 4.2 and 4.3 limits ACHA, an owner or manager's authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However ACHA, owner or manager may not hold a victim to a more demanding standard.</p> <p>4.7 Nothing in Sections 4.1, 4.2, or 4.3 limits ACHA, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the ACHA, owner or manager can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.</p> <p>4.8 Nothing in Sections 4.1, 4.2, or 4.3 limits ACHA, an owner or manager's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.</p> <p>4.9 A Section 8 recipient who moves out of an assisted dwelling unit to protect their health or safety and who: (a) is a victim under this Policy; (b) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and (c) has complied with all other obligations of the Section 8 program may receive a voucher and move to another Section 8 jurisdiction.</p> <p>5.0 <b><u>Actions Against a Perpetrator</u></b> The ACHA can take action against a perpetrator of domestic violence. The victim shall take action to control or prevent the domestic violence, dating violence, or stalking. The action may include but is not limited to: (a) obtaining and enforcing a restraining or no contact order or order for protection against the perpetrator; (b) obtaining and enforcing a trespass against the perpetrator; (c) enforcing ACHA or law enforcement's trespass of the perpetrator; (d) preventing the delivery of the perpetrator's mail to the victim's unit; (e) proving identifying information listed in 3.2; and (f) other reasonable measures.</p> <p>6.0 <b><u>ACHA Right to Terminate Housing and Housing Assistance Under this Policy</u></b> 6.1 Nothing in this Policy will restrict the ACHA, owner or manager's right to terminate tenancy for lease violations by a resident who claims VAWA as a defense if it is determined by the ACHA, owner or manager that such a claim is false.</p> <p>6.2 Nothing in this Policy will restrict the ACHA right to terminate tenancy if the victim tenant (a) allows a perpetrator to violate a court order relating to the act or acts of violence; or (b) if the victim tenant allows a perpetrator who has been barred from ACHA property to come onto ACHA property including but not limited to the victim's unit or any other area under their control.</p> <p>6.3 Nothing in this Policy will restrict the ACHA's right to terminate housing and housing assistance if the victim tenant who claims as a defense to an eviction or termination action relating to domestic violence has engaged in fraud and abuse against a federal housing program; especially where such fraud and abuse can be shown to have existed before the claim of domestic violence was made. Such fraud and abuse includes but is not limited to unreported income and ongoing boarders and lodgers violations, or damage to property.</p> <p>7.0 <b><u>Statements of Responsibility of Tenant Victim, the ACHA to the Victim, and to the Larger Community.</u></b> 7.1 A tenant victim has no less duty and responsibility under the lease to meet and comply with the terms of the lease than any other tenant not making such a claim. Ultimately all tenants must be able to take personal responsibility for themselves and exercise control over their households in order to continue their housing and housing assistance. The ACHA will continue to issue lease violation notices to all residents who violate the lease including those who claim a defense of domestic violence.</p> <p>7.2 The ACHA recognizes the pathologic dynamic and cycle of domestic violence and will work other local victim support service providers to help victims break the cycle of domestic violence through counseling and the development of an agreed to Safety Plan.</p> <p>7.3 A tenant victim who claims as a defense to a lease violation that the violation is directly related to domestic violence will be referred local victim support service providers for counseling, referral and development of a Safety Plan.</p> <p>7.4 A tenant victim must take personal responsibility for exercising control over their household by accepting assistance and complying with the Safety Plan. Failure to do this will be seen as other good cause.</p> <p>7.5 All damages including lock changes will be the responsibility of the tenant victim. This is in keeping with other agency policies governing tenant caused damages.</p> <p>8.0 <b><u>Notice to Applicants, Participants, Tenants and Section 8 Managers and Owners.</u></b> ACHA shall provide notice to applicants, participants, tenants, managers and owners of their rights and obligations under Section 3.4 Confidentiality and Section 4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy.</p> <p>9.0 <b><u>Reporting Requirements</u></b> ACHA shall include in its 5-year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. ACHA shall also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.</p> <p>10.0 <b><u>Conflict and Scope</u></b> This Policy does not enlarge ACHA's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another ACHA policy such as its Statement of Policies or Section 8 Administrative Plan, this Policy will control.</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b></p> <p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers do not apply.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. <i>Please see the Capital Fund tables at the end of this document for sections 8.1, 8.2, and 8.3</i></p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>Please see the Capital Fund tables at the end of this document for section 8.1</i></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>Please see the Capital Fund tables at the end of this document for section 8.2</i></p>

8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <i>Please see the Capital Fund tables at the end of this document for section 8.3</i>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <ol style="list-style-type: none"> <li><b>The Alachua County Housing Authority has identified a need for affordable housing for the <i>Extremely Low Income</i> (30% of the area income limits) and <i>Very Low Income</i> (50% of the area income limits) families who reside within the Alachua County jurisdiction.</b> <ul style="list-style-type: none"> <li><i>Housing Choice Voucher Waiting List Applicant's Income Characteristics:</i> 78.17% are Extremely Low Income or (30% of the area income limits), and 14.08% are Very Low Income or (50% of the area income limits);</li> <li><i>Public Housing Waiting List Applicant's Income Characteristics:</i> 46.78 % are Extremely Low Income or (30% of the area income limits), and 5.58 % are Very Low Income or (50% of the area income limits);</li> </ul> </li> <li><b>The Alachua County Housing Authority has identified a need for an increase in the supply of affordable housing for all income range families who reside in the Alachua County jurisdiction.</b> <ul style="list-style-type: none"> <li>Being in a metro with two major universities the University of Florida and Santa Fe University has created a pretty harsh market for the supply of affordable housing. The universities have created a very consistent and stable housing market.</li> </ul> </li> <li><b>The Alachua County Housing Authority has identified a need for an increase in the location of affordable housing outside of areas of high poverty and/or crime rates.</b></li> </ol> <p>What sources of information did the PHA use to conduct this analysis?</p> <p><input checked="" type="checkbox"/> Consolidated Plan of the Jurisdiction/s Indicate year: 2001-2020</p> <p><input checked="" type="checkbox"/> U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset</p> <p><input checked="" type="checkbox"/> American Housing Survey data Indicate year: 2006</p> <p><input checked="" type="checkbox"/> Affordable Housing Needs Analysis</p> <p><input checked="" type="checkbox"/> Shimberg Center for Affordable Housing</p>

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>In fiscal year 2012, the Alachua County Housing Authority will continue to use all possible efforts to provide affordable housing in a safe and sanitary environment to low income families in the Alachua County jurisdiction. Our strategy for addressing the housing needs of families in our jurisdiction and on the waiting list in the upcoming year include:</p> <ol style="list-style-type: none"> <li>Trying to increase the availability of affordable housing by applying for additional affordable housing opportunities as they become available.</li> <li>Trying to increase the Public Housing lease up rate.</li> <li>Trying to maximize the number of affordable units available to Public Housing within its current stock by reducing turnover time for vacated public housing units.</li> <li>Maintaining the Housing Choice Voucher lease up rate.</li> <li>Marketing the Housing Choice Voucher program to owners, particularly those outside of areas of minority and poverty concentration.</li> <li>Continue to actively seek for community partnerships aimed at providing self-sufficiency and assistance to those with special needs including the homeless, disabled, and elderly.</li> <li>Continue to participate in local advocacy groups involved in homelessness, self-sufficiency, and supportive housing.</li> </ol>
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**Additional Information:**

**(a) Progress in Meeting Mission and Goals:**

<b>Goal</b>	<b>Progress</b>
<b>1. Expand the supply of assisted housing.</b>	<p>The ACHA has continued to apply for housing opportunities as they have become available. In FY 2011 the ACHA received:</p> <ul style="list-style-type: none"><li>• 100 HUD VASH Vouchers</li><li>• 20 Project Based Vouchers</li><li>• 6 NSP Rental Homes</li><li>• The ACHA through the Homeless Prevention and Rapid Re-Housing Program (HPRP) provided financial assistance and services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized.</li></ul>
<b>2. Improve voucher management SEMAP score.</b>	<p>The ACHA receive an overall score of 100 on SEMAP for FY2010;</p> <p>The ACHA has made improvements to the internal control process which includes documented random file audits to review compliance with SEMAP indicators.</p> <p>ACHA continues to become more efficient and effective at tracking data requested by VMS via a computerized software system.</p>
<b>3. Increase assisted housing choices.</b>	<p>Recruitment of new landlords has been an ongoing effort and new landlords continue to seek out information about becoming Housing Choice landlord.</p>
<b>4. Implement Voucher Homeownership Program.</b>	<p>The authority has experienced difficulty in finding clients who are financially viable and can meet the requirements to qualify for homeownership.</p> <p>The authority has experienced difficulty in finding lending institutions willing to comply with Voucher Homeownership Program.</p> <p>The authority will continue to try and implement the homeownership program and is planning on shadowing neighboring authorities who are administering successful homeownership programs.</p>
<b>5. Improve community quality of life and economic vitality.</b>	<p>ACHA has actively been working to conserve, maintain, and rehabilitate its existing public housing stock as funds have been available. The ACHA utilized ARRA funds of 2009 to install new windows, energy efficient commodes, and tankless water heaters.</p> <p>ACHA has marketed the Housing Choice Voucher program to owners. As a result we have seen a new stock of owners participating in the voucher program, particularly those outside of areas of minority and poverty concentration.</p> <p>ACHA has actively tried to mix high and low income households in public housing neighborhoods in order to deconcentrate poverty.</p> <p>The authority is actively working with local police departments to promote the safety and well being of ACHA residents and provides the opportunity for these departments to collaborate on policies, programs, and problem solving tactics. Additionally, we have hired a part time Public Housing Sheriff Deputy to patrol our neighborhoods, investigate complaints, and ensure a presence in our neighborhoods.</p>
<b>6. Promote self sufficiency and asset development of families and individuals.</b>	<p>ACHA has been seeking new partnerships with both public and private entities to enhance social and economic services to residents in assisted housing. We have developed relationships with local agencies such as the Alachua County Court Services, Alachua County and City of Gainesville Office on Homelessness, Department of Veteran Affairs, FL Works, the FACT Team, Meridian Behavioral and Healthcare Services, Partnership for Stronger Families, Department of Children and Families, Peaceful Paths, and the Alachua County Coalition for the Hungry and Homeless.</p> <p>The authority makes every effort to assist the elderly or families with disabilities by referring them to agencies such as Elder Care, the FACT Team, Meridian Behavioral and Healthcare Services, and when necessary send staff to assist with supportive services.</p>

10.0	<p><b>7. Goal: Ensure Equal Opportunity in Housing for all Americans</b></p>	<p>ACHA staff has completed Fair Housing Training.</p> <p>ACHA continues to comply with the Civil Rights Act and all applicable Federal Laws and regulations to ensure that admission to and occupancy is conducted without regard to race, color, religion, creed, sex, handicap, disability or natural origin.</p> <p>ACHA provided all HCV participants with fair housing information at their Initial Briefing including the distribution of the Housing Discrimination Complaint form (HUD-903). The HUD-903 provides information on what housing discrimination is and the steps the tenant should take to submit a detailed report to HUD.</p> <p>ACHA displayed the Fair Housing poster in the lobby of the main office to promote its adherence to Fair Housing.</p>
	<p><b>(b) Significant Amendment and Substantial Deviation or Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</b></p>	<p>A "significant amendment" to the plan includes a major deviation from the original proposed policy that will change the original objective and/or services as outlined in the plan.</p> <p>A "substantial deviation/modification" is a considerable change to the main mission, goals, structures, and/or services as outlined in the PHA plan that could affect the overall services that we provide to our clientele.</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>	



## **Alachua County Housing Authority**

Gail Monahan, Executive Director  
703 N.E. 1<sup>st</sup> Street · Gainesville, FL 32601  
(352) 372-2549 · Fax (352) 373-4097

# **2012 ANNUAL PHA PLAN ATTACHMENTS**

- 1. Form HUD-50077, PHA Certifications of Compliance with PHA Plans & Related Regulations**
- 2. Form HUD-50070, Certification for a Drug-Free Workplace**
- 3. Form HUD-50071, Certification of Payments to Influence Federal Transactions**
- 4. Form SF-LLL, Disclosure of Lobbying Activities**
- 5. Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet: not applicable**
- 6. Resident Advisory Board (RAB) comments: not applicable**
- 7. Challenged Elements: not applicable**
- 8. Form HUD-50070-CR, Civil Rights Certification**
- 9. Local Certification of Consistency with Plan**
- 10. Form HUD-50075.1, CFP Annual Statement/Performance and Evaluation Report:**
  - A. FY 2012 Capital Fund Program Evaluation and Report, Form HUD-50075.1*
  - B. FY 2011 Capital Fund Program Evaluation and Report, Form HUD-50075.1*
  - C. FY 2010 Capital Fund Program Evaluation and Report, Form HUD-50075.1*
  - D. FY 2009 Capital Fund Program Evaluation and Report, Form HUD-50075.1*
  - E. FY 2009 ARRA Capital Fund Program Evaluation and Report, Form HUD-50075.1*
- 11. Form HUD-50075.2, Capital Fund Program Five Year Action Plan**

**PHA Certifications of Compliance  
with PHA Plans and Related  
Regulations**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ☐ 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning 1/1/2012, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/TMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.



12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Alachua County Housing Authority

FL070

PHA Name

PHA Number/HA Code

- ☐ 5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_
- ☒ Annual PHA Plan for Fiscal Years 20 12 - 20\_\_

I hereby certify that all the information stated herein, as well as any information provided on the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Max Wells	Chairman
Signature	Date
<i>Max G. Wells</i>	10/14/11



# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Alachua County Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees —

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will —

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted —

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Main Office: 703 NE 1st Street, Gainesville, FL 32601  
Meadowbrook Newberry, FL 32869  
Merrillwood: Alachua, FL 32815  
Hitchcock: Alachua, FL 32815  
Thistle Hills East and West Archer, FL 32818  
Pine Tree Terrace: Waldo, FL 32694

Mill Run: Gainesville, FL 32607  
Tower Oaks: Gainesville, FL 32607  
Pine Forest: Gainesville, FL 32609  
Greentree Village: Gainesville, FL 32641  
Westpoint: Gainesville, FL 32607  
Dogwood Estates: 7203 SW 17th Place, Gainesville, FL 32607

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Gail Monahan

Title

Executive Director

Signature

x *Gail Monahan*

Date

10/14/11

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

## Applicant Name

Alachua County Housing Authority

## Program/Activity Receiving Federal Grant Funding

Capital Fund Program/Annual Plan

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Gail Monahan

Title

Executive Director

Signature



Date (mm/dd/yyyy)

10/14/14

Previous edition is obsolete

form HUD 50071 (3/88)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB  
0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="checked" type="checkbox"/> B a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="checked" type="checkbox"/> B a. bid/offer/application b. initial award c. post-award	<b>3. Report Type:</b> <input checked="checked" type="checkbox"/> A a. initial filing b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____ if known:  Congressional District, if known: 4c	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b> Alachua County Housing Authority 703 NE 1st Street, Gainesville, FL 32601  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (If individual, last name, first name, MI):	<b>b. Individuals Performing Services (including address if different from No. 10a)</b> (last name, first name, MI):	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the law above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	<b>Signature:</b> <u>Gail Monahan</u> <b>Print Name:</b> <u>Gail Monahan</u> <b>Title:</b> <u>Executive Director</u> <b>Telephone No.:</b> <u>352-372-2549</u> <b>Date:</b> <u>10/14/11</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-87)

**Civil Rights Certification**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Civil Rights Certification****Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*


The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Alachua County Housing Authority

FL070

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Gail Monahan
Title	Executive Director
Signature	
Date	10/16/11



## **Alachua County Housing Authority**

Gail Monahan, Executive Director  
703 N.E. 1<sup>st</sup> Street · Gainesville, FL 32601  
(352) 372-2549 · Fax (352) 373-4097

# **Capital Fund Statements**

## **2012 PHA Plan**

- A. FY 2012 Capital Fund Program Evaluation and Report, Form HUD-50075.1
- B. FY 2011 Capital Fund Program Evaluation and Report, Form HUD-50075.1
- C. FY 2010 Capital Fund Program Evaluation and Report, Form HUD-50075.1
- D. FY 2009 Capital Fund Program Evaluation and Report, Form HUD-50075.1
- E. FY 2009 ARRA Capital Fund Program Evaluation and Report, Form HUD-50075.1

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary

PHA Name:

Alachua County Housing Authority

Grant Type and Number

Capital Fund Program Grant No: FL29P070501-12

Replacement Housing Factor Grant No:

FFY of Grant:

2012

FFY of Grant Approval:

Type of Grant

☒ Original Annual Statement  
☐ Performance and Evaluation Report for Period Ending:

☐ Reserve for Disasters/Emergencies  
☐ Revised Annual Statement (revision no: )  
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	42,000			0	0	0
3	1408 Management Improvements	75,000			0	0	0
4	1410 Administration (may not exceed 10% of line 21)	40,000			0	0	0
5	1411 Audit	5,000			0	0	0
6	1415 Liquidated Damages				0	0	0
7	1430 Fees and Costs				0	0	0
8	1440 Site Acquisition				0	0	0
9	1450 Site Improvement	10,000			0	0	0
10	1460 Dwelling Structures	248,489			0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				0	0	0
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 – 19)	420,489			0	0	0
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security – Soft Costs						
24	Amount of line 20 Related to Security – Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary</b>			
PHA Name:  Alachua County Housing Authority		Grant Type and Number Capital Fund Program Grant No. FL29P070501-12 Date of CFFP: _____	
		Replacement Housing Factor Grant No: _____	
FFY of Grant: 2012 FFY of Grant Approval: _____			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost
			Revised <sup>2</sup>
			Obligated
			Total Actual Cost <sup>1</sup>
			Expended
Signature of Executive Director		Date	Signature of Public Housing Director



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

PHA Name: Alachua County Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL29P070501-12 Replacement Housing Factor Grant No:	CFPP (Yes/No): 2012	Federal FFY of Grant:
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<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

[illegible]

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

PHA Name:  
Alachua County Housing Authority

**Federal FY of Grant:**  
2012

### Reasons for Revised Target Dates

[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

## PHA Name:

**Federal FY of Grant:**[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary

PHA Name: <b>Alachua County Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: FL29P070501-11 Date of CFFP: _____	Replacement Housing Factor Grant No:	FFY of Grant: 2011 FFY of Grant Approval:
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Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1 )		Total Actual Cost <sup>1</sup>	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	65,000.00	42,000.00	0	0	0	
3	1408 Management Improvements	97,000.00	75,000.00	0	0	0	
4	1410 Administration (may not exceed 10% of line 21)	50,000.00	40,000.00	0	0	0	
5	1411 Audit	5,000.00	5,000.00	0	0	0	
6	1415 Liquidated Damages						
7	1430 Fees and Costs	10,000.00	0	0	0	0	
8	1440 Site Acquisition						
9	1450 Site Improvement	5,000.00	8,489.00	0	0	0	
10	1460 Dwelling Structures	245,000.00	245,000.00	0	0	0	
11	1465.1 Dwelling Equipment—Nonependable						
12	1470 Non-dwelling Structures	3,000.00	5,000.00	0	0	0	
13	1475 Non-dwelling Equipment	20,000.00	0	0	0	0	
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 – 19)	500,000.00	420,489.00	0	0	0	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security – Soil Costs						
24	Amount of line 20 Related to Security – Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary</b>			
PHA Name: Alachua County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P070501-11 Date of CFFP: _____	
		Replacement Housing Factor Grant No: _____	
FFY of Grant: 2011		FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1 ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost
			Revised <sup>2</sup>
		Obligated	Total Actual Cost <sup>1</sup>
			Expended
Signature of Executive Director		Date	Signature of Public Housing Director
			Date

Part II: Supporting Pages

PHA Name: Alachua County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P070501-11 Replacement Housing Factor Grant No:		CFPP (Yes/No):		Federal FFY of Grant: 2011		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
PHA WIDE	OPERATIONS	1406		65,000	42,000	0	0		
	1. Vehicle Replacement-Office	1406		40,000		0	0		
PHA WIDE	MANAGEMENT IMPROVEMENTS	1408		97,000	75,000	0	0		
	1. PH Deputy Sheriff Salary Security	1408		65,000	65,000	0	0		
	2. Accounting Expertise	1408		10,000	5,000	0	0		
	3. Training and Materials	1408		7,000	0	0	0		
	4. Computer/Technology/Peripherals	1408		10,000	0	0	0		
	5. Happy Software Annual License	1408		5,000	5,000	0	0		
PHA WIDE	ADMINISTRATIVE	1410		50,000	40,000	0	0		
PHA WIDE	AUDIT	1411		5,000	5,000	0	0		
PHA WIDE	FEES & COST	1430		10,000	0	0	0		
	1. Architect & Permit Fees	1430							
PHA WIDE	SITE IMPROVEMENTS	1450		5,000	8,489	0	0		
	1. Tree Removal, dirt, grading								

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Part II: Supporting Pages

PHA Name: Alachua County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P070501-11 Replacement Housing Factor Grant No:		CFFP (Yes/ No):		Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA WIDE	DWELLING STRUCTURES	1460		245,000	245,000	0		
	1. Install Tankless Water Heaters	1460						
	2. Install Windows	1460						
	3. Painting Interior & Exterior	1460						
	4. Install Flooring	1460						
	5. Bathroom Rehab	1460						
	6. Kitchen Rehab	1460						
	7. Install Insulation	1460						
	8. Ceiling, roof, gutter repair/replace	1460						
	9. Driveway Repair	1460						
PHA WIDE	DWELLING EQUIPMENT	1465.1		20,000	0			
	1. Stoves	1465.1						
	2. Refrigerators	1465.1						
	3. Range Hoods	1465.1						
	4. Hot Water Heaters	1465.1						
PHA WIDE	NON DWELLING STRUCTURES	1470		3,000	5,000	0		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

PHA Name:  
Alachua County Housing Authority

Federal FFY of Grant:  
2011

### Reasons for Revised Target Dates

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Federal FY of Grant:**

### Reasons for Revised Target Dates

[illegible]

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<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary

PHA Name: **Alachua County Housing Authority** Grant Type and Number: **Capital Fund Program Grant No: FL29P070501-10** Replacement Housing Factor Grant No: **FFY of Grant: 2010**  
Date of CRFP: **FFY of Grant Approval:**

Type of Grant		Performance and Evaluation Report for Period Ending:		Revised Annual Statement (revision no:1 )		Total Actual Cost <sup>1</sup>	
Original Annual Statement		Reserve for Disasters/Emergencies		Final Performance and Evaluation Report			
Performance and Evaluation Report for Period Ending:							
Line	Summary by Development Account	Original	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	52,000	20,000.00	0	0	0	
3	1408 Management Improvements	96,880	85,000.00	30,280.85	30,280.85	30,280.85	
4	1410 Administration (may not exceed 10% of line 21)	20,000	49,388.00	49,388.00	49,388.00	49,388.00	
5	1411 Audit	4,000	4,000.00	0	0	0	
6	1415 Liquidated Damages						
7	1430 Fees and Costs	5,000	0	0	0	0	
8	1440 Site Acquisition						
9	1450 Site Improvement	30,000	10,000.00	3,295.00	3,295.00	3,295.00	
10	1460 Dwelling Structures	227,000	315,492.00	264,435.88	264,435.88	264,435.88	
11	1465.1 Dwelling Equipment—Nonexpendable	39,000	10,000.00	0	0	0	
12	1470 Non-dwelling Structures	20,000	0	0	0	0	
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 – 19)	493,880.00	493,880.00	347,399.73	347,399.73	347,399.73	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security – Soft Costs						
24	Amount of line 20 Related to Security – Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary</b>			
PHA Name: Alachua County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P070501-10 Date of CFPP: _____	
		Replacement Housing Factor Grant No: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1 ) <input type="checkbox"/> Final Performance and Evaluation Report		FFY of Grant: 2010 FFY of Grant Approval: _____	
Line	Summary by Development Account	Original	Total Estimated Cost
			Revised <sup>2</sup>
Signature of Executive Director		Date	Signature of Public Housing Director
			Obligated
			Total Actual Cost <sup>1</sup>
			Expende
			Date

Part II: Supporting Pages

PHA Name: Alachua County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P070501-10    CFPP (Yes/ No):				Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA WIDE	OPERATIONS	1406		52,000	20,000	0	0	
PHA WIDE	MANAGEMENT IMPROVEMENTS	1408		96,800	85,000	30,280.85	30,280.85	In Progress
	1. PH Deputy Sheriff Salary Security	1408		65,000	65,000			
	2. Accounting Expertise	1408		10,000	10,000			
	3. Training and Materials	1408		6,000	5,000			
	4. Computer/Technology/Peripherals	1408		10,000	5,000			
	5. Resident Programs/Summer Act			5,880	0			
PHA WIDE	ADMINISTRATIVE	1410		20,000	49,388	49,388	49,388	
PHA WIDE	AUDIT	1411		4,000	4,000	0	0	
PHA WIDE	FEES & COSTS	1430		5,000	0			
PHA WIDE	SITE IMPROVEMENTS	1450		10,000	10,000	3,295	3,295	In Progress

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

**Part II: Supporting Pages**

Part II: Supporting Pages								
PHA Name: Alachua County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P070501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2010				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA WIDE	DWELLING STRUCTURES	1460		227,000	315,492	264,435.88	264,435.88	In Progress
	1. Exterior Repair & Paint	1460		35,000	10,000			
	2. Rehab kitchen and bathrooms	1460		68,000	116,492			
	3. New Windows, screens, & glass	1460		55,000	100,000			
	4. Install new flooring	1460		30,000	30,000			
	5. Interior painting	1460		10,000	15,000			
	6. Ceiling, roof, & gutter repair/replace	1460		5,000	15,000			
	7. Septic clean and replace	1460		5,000	10,000			
	8. Insulation	1460		5,000	5,000			
	9. Install new A/C units or duct repair	1460		10,000	10,000			
	10. Energy Star CFLs	1460		1,000	1,000			
	11. Programmable Thermostats	1460		3,000	3,000			
PHA WIDE	DWELLING EQUIPMENT	1465.1		39,000	10,000	0	0	
	1. Stoves	1465.1		10,000	3,000			
	2. Refrigerators	1465.1		10,000	5,000			
	3. Range Hoods	1465.1		5,000	2,000			
	4. Hot Water Heaters	1465.1		14,000	0			
PHA WIDE	NON DWELLING STRUCTURES	1470		20,000	0			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

PHA Name:  
Alachua County Housing Authority

[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

## PHA Name:

Federal FFY of Grant:

[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program, Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b> Alachua County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL29P070501-09	<b>FFY of Grant:</b> 2009
	<b>Replacement Housing Factor Grant No:</b>	<b>FFY of Grant Approval:</b>
	<b>Date of CFFP:</b>	

Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:1 )		Total Actual Cost <sup>1</sup>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds	0			0	0	
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	20,000.00	20,000.00		20,000.00	20,000.00	
3	1408 Management Improvements	98,000.00	87,998.15		87,998.15	87,998.15	
4	1410 Administration (may not exceed 10% of line 21)	49,000.00	0		0	0	
5	1411 Audit	4,000.00	4,000.00		4,000.00	4,000.00	
6	1415 Liquidated Damages						
7	1430 Fees and Costs	5,000.00	0		0	0	
8	1440 Site Acquisition						
9	1450 Site Improvement	30,000.00	18,538.00		18,538.00	18,538.00	
10	1460 Dwelling Structures	231,784.00	364,247.85		364,247.85	364,247.85	
11	1465.1 Dwelling Equipment—None expendable	20,000.00	0		0	0	
12	1470 Non-dwelling Structures	5,000.00	0		0	0	
13	1475 Non-dwelling Equipment	32,000.00	0		0	0	
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 – 19)	494,784.00	494,784.00		494,784.00	494,784.00	
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security – Soft Costs						
24	Amount of line 20 Related to Security – Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHP funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary</b>			
PHA Name: Alachua County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29PO70501-09 Date of CFPP: _____	
		Replacement Housing Factor Grant No: FFY of Grant: 2009 FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost Revised <sup>2</sup> Obligated Total Actual Cost <sup>1</sup> Expended
Signature of Executive Director		Date	Signature of Public Housing Director

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Alachua County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29P070501-09 Replacement Housing Factor Grant No:		CFPP (Yes/ No):		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA Wide	OPERATIONS	1406		20,000.00	20,000.00	20,000.00	20,000.00	
PHA Wide	MANAGEMENT IMPROVEMENTS	1408		98,000.00	87,998.15	87,998.15	87,998.15	
	1. Sheriff Salary-Site/Office Security	1408						
	2. Accounting Expertise	1408						
	3. Training and Materials	1408						
	4. Copy Machines	1408						
	5. Computer peripherals, software, et	1408						
PHA Wide	ADMINISTRATIVE	1410		49,000.00	0	0	0	
PHA Wide	AUDIT	1411		4,000.00	4,000.00	4,000.00	4,000.00	
PHA Wide	FEES & COSTS	1430		5,000.00	0	0	0	
	1. Architect & Permit Fees	1430						
PHA Wide	SITE IMPROVEMENTS	1450		30,000	18,538.00	18,538.00	18,538.00	
	1. Concrete/Sidewalk Repairs	1450						
	2. Tree removal/trim	1450						
	3. Other Miscellaneous	1450						
PHA WIDE	DWELLING STRUCTURES	1460		231,784.00	364,247.85	364,247.85	364,247.85	
	1. Exterior repair/paint	1460						
	2. Rehab Kitchen and Bathrooms	1460						
	3. New windows/screens/or glass	1460						

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
**Expires 4/30/2011**

[illegible]

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
**Expires 4/30/2011**

PHA Name:  
Alachua County Housing Authority

+	Federal FY of Grant: 2009
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### Reasons for Revised Target Dates

[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

PH A Blessing!

**Federal FY of Grant:**[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j) of the U.S. Housing Act of 1937, as amended.



Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary

PHA Name:  
Alachua County Housing Authority

Grant Type and Number  
Capital Fund Program Grant No: FL29S070501-09  
Date of CFP: ARRA

FFY of Grant:  
2009  
FFY of Grant Approval:

Type of Grant

☐ Original Annual Statement  
☐ Performance and Evaluation Report for Period Ending:

☐ Revised Annual Statement (revision no: 1 )  
☒ Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	1430:	50,000.00	1430:	53,612.21	1430:	53,612.21
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures	1460:	230,229.00	1460:	249,342.36	1460:	249,342.36
11	1465.1 Dwelling Equipment—Nonexpendable	1465.1:	200,000.00	1465.1:	297,955.20	1465.1:	297,955.20
12	1470 Non-dwelling Structures	1470:	150,000.00	1470:	29,319.23	1470:	29,319.23
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	630,229.00		630,229.00		630,229.00	630,229.00
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part I: Summary</b>									
PIHA Name: Alachua County Housing Authority				Grant Type and Number Capital Fund Program Grant No. FL29S070501-09				Replacement Housing Factor Grant No.:	
				Date of CFPP: _____				FFY of Grant: 2009	
								FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____									
Line	Summary by Development Account	Original	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended		
Signature of Executive Director		Date		Signature of Public Housing Director		Date			

Part II: Supporting Pages

PHA Name: Alachua County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29S070501-09 Replacement Housing Factor Grant No:		CFPP (Yes/ No):		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
PHA WIDE	1430: FEES & COSTS	1430		50,000.00	53,612.21	53,612.21	53,612.21	Complete
	1. Architect Fees	1430						
	2. Physical Needs Assessment (PNA)	1430						
	3. Permits and Fees	1430						
PHA WIDE	1460:DWELLING STRUCTURES	1460		230,229.00	249,342.36	249,342.36	249,342.36	Complete
	1. Kitchen and Bathroom Rehab w/ water saver efficiency components.	1460						
	2. Installation of energy eff. windows	1460						
	3. Interior wall and ceiling repair/paint	1460						
	4. Exterior facade repair/paint	1460						
PHA WIDE	1465: DWELLING EQUIPMENT	1465		200,000.00	297,955.20	297,955.20	297,955.20	Complete
	1. Installation of energy efficient appliances: stoves, refrigerators, range hoods, and hot water heaters.	1465						
PHA WIDE	1470-NON DWELLING STRUCT	1470		150,000.00	29,319.23	29,319.23	29,319.23	Complete
	1. Addition to the main office	1470						

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Housing and Indian Housing  
**Expires 4/30/2011**

[illegible]

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

PHA Name:  
Alachua County Housing Authority

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<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

## Federal FY of Grant:

### Reasons for Revised Target Dates

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<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



## **Alachua County Housing Authority**

Gail Monahan, Executive Director  
703 N.E. 1<sup>st</sup> Street · Gainesville, FL 32601  
(352) 372-2549 · Fax (352) 373-4097

# **Capital Fund 5 Year Action Plan**

**2012-2016**

**Part I: Summary**

PHA Name/Number : ACHA, FL070		Locality (City/County & State): Gainesville, Alachua, FL			
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2015 <input type="checkbox"/> Revision No: Work Statement for Year 5 FFY 2016
		Scattered Sites: • Alachua • Archer • Newberry • Gainesville • Waldo	Scattered Sites: US/FL • Alachua • Archer • Newberry • Gainesville • Waldo	Scattered Sites: US/FL • Alachua • Archer • Newberry • Gainesville • Waldo	Scattered Sites: US/FL • Alachua • Archer • Newberry • Gainesville • Waldo
B.	Physical Improvements Subtotal	Approved: \$300,000	\$300,000	\$300,000	\$300,000
C.	Management Improvements		\$ 85,000	\$ 85,000	\$ 85,000
D.	PHA-Wide Non-dwelling Structures and Equipment		\$ 5,000	\$ 5,000	\$ 5,000
E.	Administration		\$ 10,489	\$ 10,489	\$ 10,489
F.	Other				
G.	Operations		\$ 20,000	\$ 20,000	\$ 20,000
H.	Demolition				
I.	Development				
J.	Capital Fund Financing – Debt Service				
K.	Total CFP Funds				
L.	Total Non-CFP Funds				
M.	Grand Total		\$420,489	\$420,489	\$420,489



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

[illegible]

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013			Work Statement for Year 3 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<b>PHA Wide: SITE IMPROVEMENTS</b>		<b>\$5,000</b>	<b>PHA Wide: SITE IMPROVEMENTS</b>		<b>\$5,000</b>
	1. Landscape and/or security lighting			1. Landscape and/or security lighting		
	2. Concrete & sidewalk repair			2. Concrete & sidewalk repair		
	3. Tree removal and trim			3. Tree removal and trim		
	<b>PHA Wide: DWELLING STRUCTURES</b>		<b>\$280,000</b>	<b>PHA Wide: DWELLING STRUCTURES</b>		<b>\$280,000</b>
	1. Exterior Revitalization: siding repair/replacement, concrete repair/replacement, and painting units			1. Exterior Revitalization: siding repair/replacement, concrete repair/replacement, and painting units		
	2. Windows: Repair and or replace			2. Windows: Repair and or replace		
	3. Bathrooms: Refurbish and or renovate			3. Bathrooms: Refurbish and or renovate		
	4. Kitchen: Refurbish and or renovate			4. Kitchen: Refurbish and or renovate		
	5. Flooring: Install			5. Flooring: Install		
	6. Interior Painting			6. Interior Painting		
	7. Ceiling, insulation, roof, gutters repair and/or replace			7. Ceiling, insulation, roof, gutters repair and/or replace		
	8. Septic: Clean and replace as needed		<b>\$15,000</b>	8. Septic: Clean and replace as needed		<b>\$15,000</b>
	<b>PHA Wide: DWELLING EQUIPMENT</b>			<b>PHA Wide: DWELLING EQUIPMENT</b>		
	1. Stoves & Range Hoods			1. Stoves & Range Hoods		
	2. Refrigerators			2. Refrigerators		
	3. A/C Units			3. A/C Units		
	4. Hot Water Heaters			4. Hot Water Heaters		
	<b>Subtotal of Estimated Cost</b>		<b>\$300,000</b>	<b>Subtotal of Estimated Cost</b>		<b>\$300,000</b>

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2012	Work Statement for Year 4 FFY 2015			Work Statement for Year 5 FFY 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Appendix Statement	<b>PHA Wide: SITE IMPROVEMENTS</b>		<b>\$5,000</b>	<b>PHA Wide: SITE IMPROVEMENTS</b>		<b>\$5,000</b>
	1. Landscape and/or security lighting			1. Landscape and/or security lighting		
	2. Concrete & sidewalk repair			2. Concrete & sidewalk repair		
	3. Tree removal and trim			3. Tree removal and trim		
	<b>PHA Wide: DWELLING STRUCTURES</b>		<b>\$280,000</b>	<b>PHA Wide: DWELLING STRUCTURES</b>		<b>\$280,000</b>
	1. Exterior Revitalization: siding repair/replacement, concrete repair/replacement, and painting units			1. Exterior Revitalization: siding repair/replacement, concrete repair/replacement, and painting units		
	2. Windows: Repair and or replace			2. Windows: Repair and or replace		
	3. Bathrooms: Refurbish and or renovate			3. Bathrooms: Refurbish and or renovate		
	4. Kitchen: Refurbish and or renovate			4. Kitchen: Refurbish and or renovate		
	5. Flooring: Install			5. Flooring: Install		
	6. Interior Painting			6. Interior Painting		
	7. Ceiling, insulation, roof, gutters repair and/or replace			7. Ceiling, insulation, roof, gutters repair and/or replace		
	8. Septic: Clean and replace as needed			8. Septic: Clean and replace as needed		
	<b>PHA Wide: DWELLING EQUIPMENT</b>		<b>\$15,000</b>	<b>PHA Wide: DWELLING EQUIPMENT</b>		<b>\$15,000</b>
	1. Stoves & Range Hoods			1. Stoves & Range Hoods		
	2. Refrigerators			2. Refrigerators		
	3. A/C Units			3. A/C Units		
	4. Hot Water Heaters			4. Hot Water Heaters		
	<b>Subtotal of Estimated Cost</b>		<b>\$300,000</b>	<b>Subtotal of Estimated Cost</b>		<b>\$300,000</b>

Work Statement for Year 2  
FFY2013

Work Statement for Year 3  
FFY 2014

	<b>FFY2013</b>		<b>FFY 2014</b>	
	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Statement for Year 1 FFY 2012				
Ses.	1. Office/Site Security/ Sheriff Office Salary	\$65,000	1. Office/Site Security/ Sheriff Office Salary	\$65,000
Appropriation	2. Accounting Expertise	\$10,000	2. Accounting Expertise	\$10,000
Fiscal year	3. Computer/Server/Software Peripheral Purchases	\$5,000	3. Computer/Server/Software Peripheral Purchases	\$5,000
	4. Training and Materials	\$5,000	4. Training and Materials	\$5,000
	<b>Subtotal of Estimated Cost</b>	<b>\$85,000</b>	<b>Subtotal of Estimated Cost</b>	<b>\$85,000</b>

Work Statement for Year 4

**FFY 2016**[illegible]